

009.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

908,000 / 908,000

USE VALUE:

908,000 / 908,000

ASSESSED:

908,000 / 908,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RANAURO JOHN C & MARY E	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 14 WYMAN TERR	
Street 2:	

Twn/Cty: ARLINGTON	StProv: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	Owner 1: RANAURO JOHN C & MARY E -
	Owner 2: LIFE ESTATE -
Street 1: 14 WYMAN TERR	
Twn/Cty: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	This parcel contains 5,021 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 2388 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.
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OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt	3	22	
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5021		Sq. Ft.	Site		0	80.	1.14	1									456,505						456,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
104		5021.000	451,500		456,500	908,000		
Total Card		0.115	451,500		456,500	908,000	Entered Lot Size	
Total Parcel		0.115	451,500		456,500	908,000	Total Land:	
Source: Market Adj Cost				Total Value per SQ unit /Card:	380.23	/Parcel: 380.2	Land Unit Type:	

APPRAISED: 908,000 / 908,000
 USE VALUE: 908,000 / 908,000
 ASSESSED: 908,000 / 908,000

**USER DEFINED**

Prior Id # 1:	7664
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:32:16
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RANAURO JOHN C	69401-140		6/8/2017	Convenience		1	No	No	
RANAURO JOHN C	49799-51		7/18/2007	Family		1	No	No	
	11547-329		7/30/1968			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/2/2010	784	Re-Roof	6,850					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
1/29/2009	Meas/Inspect	336	PATRIOT
9/23/1999	Meas/Inspect	243	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____

